| 151.0 | 0003 | 0004.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 783,000 / 783,000 |
| | | | | | USE VALUE: | 783,000 / 783,000 |
| | | | | | ASSESSED: | 783,000 / 783,000 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 62 | | BUENA VISTA RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | | |
|---|---|---|
| Owner 1: | CROUCH EDMUND A C --ETAL | |
| Owner 2: | CROUCH-LUSKIN JOAN | |
| Owner 3: | | |
| Street 1: | 62 BUENA VISTA RD | |
| Street 2: | | |
| Twn/City: | ARLINGTON | |
| St/Prov: | MA | Cntry: | Own Occ: Y |
| Postal: | 02476 | Type: | |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains 4,842 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Wood Shingle Exterior and 1501 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 4842.000 | 327,100 | 3,700 | 452,200 | 783,000 |
| Total Card | 0.111 | 327,100 | 3,700 | 452,200 | 783,000 |
| Total Parcel | 0.111 | 327,100 | 3,700 | 452,200 | 783,000 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 521.65 | /Parcel: 521.6

**Legal Description**

Entered Lot Size | Total Land: | Land Unit Type:

**User Acct** 100241

**GIS Ref**

**GIS Ref**

**Insp Date** 10/31/08

## PREVIOUS ASSESSMENT

Parcel ID 151.0-0003-0004.0

!11863!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 327,100 | 3700 | 4,842. | 452,200 | 783,000 | 783,000 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 251,400 | 3700 | 4,842. | 423,900 | 679,000 | 679,000 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 251,400 | 3700 | 4,842. | 350,500 | 605,600 | 605,600 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 251,400 | 3700 | 4,842. | 322,200 | 577,300 | 577,300 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 251,400 | 3700 | 4,842. | 293,900 | 549,000 | 549,000 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 221,900 | 3700 | 4,842. | 288,300 | 513,900 | 513,900 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 221,900 | 3700 | 4,842. | 267,900 | 493,500 | 493,500 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 221,900 | 3700 | 4,842. | 254,900 | 480,500 | 480,500 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/11/20 | 01:59:44 |

**LAST REV**

| Date | Time |
|---|---|
| 06/09/16 | 11:23:41 |
| ekelly | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11863

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| | 19538-528 | | 12/1/1988 | | 200,000 | No | No | | Y |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 100241 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 1/21/2015 | 82 | Redo Kit | 21,600 | | | | | Renovate existing |
| 8/9/2010 | 962 | Redo Bat | 15,000 | | | | | |
| 10/30/2009 | 1083 | New Wind | 12,000 | | | | | |
| 3/3/1994 | 172 | | 35,000 | | | | | KITCHEN & BATH |
| 10/13/1993 | 514 | Manual | 1,300 | | | | | REPLACE STAIRS/RAI |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 5/19/2015 | Permit Insp | PC | PHIL C |
| 3/24/2011 | Info Fm Prmt | BR | B Rossignol |
| 10/31/2008 | Meas/Inspect | 345 | PATRIOT |
| 11/18/1999 | Meas/Inspect | 263 | PATRIOT |
| 10/18/1995 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 4842 | | Sq. Ft. | Site | | 0 | 80. | 1.17 | 9 | | | | | | | | | 452,208 | | | | | | 452,200 | |

Total AC/HA: 0.11116 | Total SF/SM: 4842 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 452,208 | Spl Credit | Total: 452,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 15 - Old Style | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1930 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G16 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | 1 - Drywall | 10 | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 6 - Ceramic Tile | 15 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Fair |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.34953356 |
| Const Adj.: | 0.98145747 |
| Adj $ / SQ: | 172.186 |
| Other Features: | 91800 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 401791 |
| Depreciation: | 74733 |
| Depreciated Total: | 327058 |

## COMMENTS

648-5343. OF=BMT SINK.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 7 | BRs: | 3 | Baths: | 1 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | 1994 |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

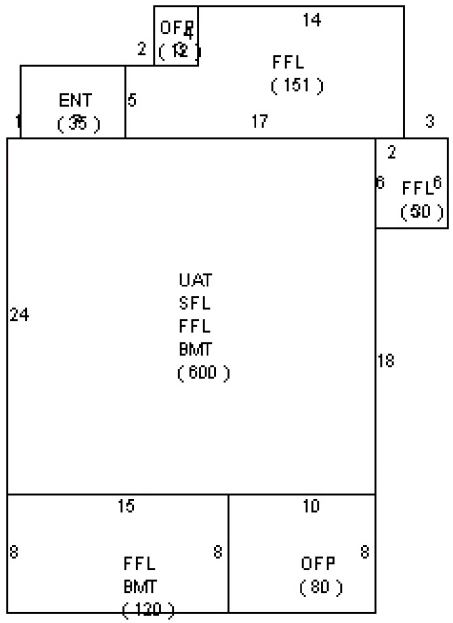
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | M |
| Totals | | | |
| 1 | 7 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 172.19 |
| Special Features: | 0 | Val/Su Net: | 130.94 |
| Final Total: | 327100 | Val/Su SzAd | 217.92 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 901 | 172.190 | 155,140 |
| BMT | Basement | 720 | 51.660 | 37,192 |
| SFL | Second Floor | 600 | 172.190 | 103,312 |
| UAT | Upper Attic | 150 | 68.870 | 10,331 |
| OFP | Open Porch | 92 | 33.800 | 3,109 |
| ENT | ENTRY | 35 | 25.910 | 907 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,498 | | | Total: | 309,991 |
| Size Ad | 1501 | Gross Are | 2948 | FinArea | 1501 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## PARCEL ID

151.0-0003-0004.0

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 12X20 | A | AV | 1930 | 25.42 | T | 40 | 101 | | | 3,700 | | | 3,700 |

| More: | N | Total Yard Items: | 3,700 | Total Special Featues: | | Total: | 3,700 |
|---|---|---|---|---|---|---|---|